

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q442

Asset: 3K CENTER @ 92-80 220TH STREET - QUEENS, 92-80 220 STREET, New York, 11428

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q442	Mechanical	2023-12-18 7:22 AM	2023-12-27 4:41 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	10,000
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Terminal Unit Thermostatic Traps (70%)
	Years: 2022
	Systems: DX Split System for Gymnasium
	Years: 2021

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Other	Defective Breeching exhausting into Boiler Room	HEATING PLANT Boiler Auxiliaries Boiler Flue Exhaust	Boiler Room @ Boiler #9	Damian Davis	Fireman	Sent to DSF	
No	Other	Defective Breeching exhausting into Boiler Room	HEATING PLANT Boiler Auxiliaries Boiler Flue Exhaust	Boiler Room @ Boiler #8	Damian Davis	Fireman	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Does not Exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1 - Good
Deficiency	UP TO 5 TONS: DEFECTIVE
Deficiency Location/Instance	Gymnasium (3 of 16)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q442

Question	Response
AIR CONDITIONING	
DX Split System	
Indoor Unit	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Outdoor Unit	
Condition	Inspected
Deficiency	1 - Good
	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Does not Exist
Refrigerant Piping	
Condition	Inspected
Deficiency	1 - Good
	No deficiencies recorded
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	
Instance	Inspected
Instance Condition	Gymnasium
Instance Quantity	1 - Good
Instance Quantity Uom	1
Building Area Covered by Operational System	EACH
Deficiency	81-100%
	No deficiencies recorded
COMPACTOR	Does not Exist
CONVEYING	Does not Exist
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Gravity System	Inspected
Pressure Booster System	Does not Exist
Water Service	
Instance	Inspected
Instance Condition	Basement by Staircase D
Instance Quantity	3 - Fair
Instance Quantity Uom	1
Deficiency	EACH
	No deficiencies recorded
Domestic Hot Water System	
Domestic Hot Water Remote Storage Tank	Inspected
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Condition	Inspected
Deficiency	1 - Good
	No deficiencies recorded
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q442

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	75
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	74
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Inspector Estimate
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	INTERIOR FLOOR DRAIN: DEFECTIVE
Deficiency Location/Instance	Basement - Kitchen (missing cover)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Gymnasium - Stage
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q442

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sewage Ejector Pump	Does not Exist
Sump Pump	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Does not Exist
HEATING	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q442

Question	Response
HEATING	
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Hot Water Heat Exchanger	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Does not Exist
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	Boiler Room (leaking)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q442

Question	Response
HEATING PLANT	Inspected
Replacement Quantity	2,974
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	2
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Exists?	Yes
Burner Manufacturer	Webster
Burner Model Number	JB20-20-RM7840L-MP-UL/BAR
Instance on Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	2
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	Yes
Burner Manufacturer	Webster
Burner Model Number	JB10-03-R7284U-H-UL-BAR
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not Exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	BOILER BREECHING: DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #8
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	BOILER BREECHING: DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #9
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q442

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Flue Exhaust	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Not Required
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Does not Exist
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Deficiency	No deficiencies recorded
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not Exist
Hot Water Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	803
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	Smith Cast Iron Boiler
Equipment	101761-08
Capacity/Size Quantity	924
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2020
Source of Installation	Documented
Deficiency	No deficiencies recorded
Modular Boiler	
Instance on Basement	Does not Exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	2,974
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	Smith Cast Iron Boiler
Equipment	101761-09
Capacity/Size Quantity	3,831
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q442

Question	Response
HEATING PLANT	
Boiler System	Inspected
Steam Boiler	
Installation Year	2020
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Fixed Louver
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Not Required
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not Exist
Enclosed IDF Room	Inspected
Instance on Room M02	Inspected
Dedicated A/C Equipment	
Instance on Room M02	Inaccessible
KITCHEN	Inspected
Instance on 1st Floor	Inspected
Instance on 3rd Floor	Inspected
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Not Required
Instance on 3rd Floor	Not Required
Instance on 1st Floor	Not Required
Gas System	
Instance on Basement	Does not Exist
Instance on 3rd Floor	Does not Exist
Instance on 1st Floor	Does not Exist
Grease Trap	
Instance on Basement	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q442

Question	Response
KITCHEN	
Grease Trap	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on 3rd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Does not Exist
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Does not Exist
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Does not Exist
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Does not Exist
Instance on Basement	Does not Exist
Instance on 3rd Floor	Does not Exist
Instance on 1st Floor	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on Basement	Does not Exist
Instance on 3rd Floor	Does not Exist
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q442

Question	Response
KITCHEN	
Kitchen Sink	
Instance on 3rd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 121	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 121	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Is the building mechanically ventilated?	Yes
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	1 - Good
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE
Deficiency Location/Instance	Corridor by 1st Floor Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	No
Are there chain operated dampers?	No
Condition	1 - Good
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist